

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58	-60	TUFTS ST, ARLINGTON

OWNERSHIP

Owner 1:	POULAKIDAS CHARLES D			
Owner 2:				
Owner 3:				
Street 1:	14 WINDSOR CIRCLE			
Street 2:				
Twn/City:	WOBBURN			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	01801		Type:	

PREVIOUS OWNER

Owner 1:		
Owner 2:		
Street 1:		
Twn/City:		
St/Prov:	Cntry	
Postal:		

NARRATIVE DESCRIPTION

This parcel contains .155 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Vinyl Exterior and 2745 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.15473	Total SF/SM:	6740	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	497,762	Spl Credit	Total:	497,800
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6740.000	520,500	5,100	497,800	1,023,400
Total Card	0.155	520,500	5,100	497,800	1,023,400
Total Parcel	0.155	520,500	5,100	497,800	1,023,400
Source: Market Adj Cost		Total Value per SQ unit /Card:		372.82	/Parcel: 372.8

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	520,500	5100	6,740.	497,800	1,023,400		Year end	12/23/2021
2021	104	FV	496,700	5100	6,740.	497,800	999,600		Year End Roll	12/10/2020
2020	104	FV	496,900	5100	6,740.	497,800	999,800	999,800	Year End Roll	12/18/2019
2019	104	FV	387,200	5100	6,740.	528,900	921,200	921,200	Year End Roll	1/3/2019
2018	104	FV	387,200	5100	6,740.	385,800	778,100	778,100	Year End Roll	12/20/2017
2017	104	FV	363,200	5100	6,740.	336,000	704,300	704,300	Year End Roll	1/3/2017
2016	104	FV	363,200	5100	6,740.	286,200	654,500	654,500	Year End	1/4/2016
2015	104	FV	323,700	5100	6,740.	280,000	608,800	608,800	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2017	MEAS&NOTICE	HS	Hanne S
4/28/2009	Measured	163	PATRIOT
3/28/2000	Inspected	276	PATRIOT
2/23/2000	Measured	263	PATRIOT

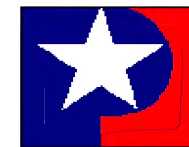
Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

Sign:

VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	20480
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
2	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

EXTERIOR INFORMATION

Type:	13	- Multi-Garden
Sty Ht:	2A	- 2 Sty +Attic
(Liv) Units:	2	Total: 2
Foundation:	2	- Conc. Block
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	GREEN	
View / Desir:		

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1921	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1921	21.25	T	40	104			5,100			5,100